

**MINUTES OF THE MEETING OF THE PLANNING BOARD OF  
THE VILLAGE OF IRVINGTON HELD IN THE TRUSTEES' ROOM,  
VILLAGE HALL, ON WEDNESDAY, APRIL 3, 2002**

**Members Present:** Peter Lilienfield, Chairman  
Carolyn Burnett  
William Hoffman  
Jay Jenkins  
Walter Montgomery, Secretary

**Also Present:** Lino Sciarretta, Village Counsel  
Brenda Livingston, Ad Hoc Planning Board Member  
Edward P. Marron, Jr., Building Inspector  
Florence Costello, Planning Board Clerk  
Robert Citarell, Environmental Conservation Board  
Applicants and other persons mentioned in these Minutes.

**IPB Matters Considered:**

- 01-41 – James R. Gleason and Katherine Gleason**  
Sht. 14, Bl. 224, Lot 1,6,40
- 01-45 – Larry and Ronna Rudolph**  
Sht. 12B, Lot 14
- 02-04 – Joseph DeMatteo**  
Sht. 12B, Lot 31
- 02-06 – Scott Freiman/Alison Fine**  
Sht. 8, Bl. 218, Lot 30
- 02-07 – Arkady Selenow**  
Sht. 13, P-131A, 131J, 131C
- 02-08 – DeNardo Development Corp.**  
Sht. 2, P-122
- 02-10 – Deena Goldsmith**  
Sht. 12, P-1A,P-1B
- 02-11 – Geraldine McGowan-Hall**  
Sht. 11, P-27J
- 02-12 – Heidi Leigh/Nicholas Leone**  
Sht. 7B, Bl. 249, Lot 4
- 02-14 – Jack Dumas**  
Sht. 10A, Bl. 227, Lot 1
- 02-15 – RER Development Corp.**  
Sht. 10C, Bl. 226, Lot 24B
- 02-16 – Kevin McLoughlin**  
Sht. 1, Bl. 245, Lot 9
- 02-17 – William Riolo**  
Sht. 10B, Bl. 231, Lot 11A
- 02-18 – Curt and Sally Schade**  
Sht. 10, Bl. 260, Lot 3

**02-19 – Geraldine McGowan-Hall**

Sht. 11, P-27J

**02-20 – David Zwiebel**

Sht. 2, P-109B2

**02-21 – Lisa Trencher/Karen Inghilterra**

Sht. 10D, Bl. 240, Lot 6

**02-22 – Deena Goldsmith**

Sht. 12, P-1A, P-1B

**01-26 – Danfor Realty**

Sht. 13B, P-5, P-5C

**Carried Over:****00-40 – Astor Street Associates, LLC**

Sht. 7, Portion of P-25000

**94-03 – Westwood Development Associates, Inc.**

Phase 1, (Tract A)

**02-03 – Abbott House**

Sht. 10, P-21

**02-09 – Mark Shedrofsky/Nancy Messing**

Sht. 10D, Bl. 243, Lot 20

**Withdrawn:****02-13 – John Stratta**

Sht. 2, P-109, P10, 109S, 109P13, 109R3

The Chairman called the meeting to order at 8:00 pm.

**Administrative:**

With reference to a Local Law adopted by the Village Board prohibiting the Board from considering any application concerning property on which taxes are delinquent, Mrs. Costello advised the Board that the Village Clerk-Treasurer had confirmed that all properties on the Agenda were current as to taxes and fees. Further, unless otherwise noted, the Applicants submitted evidence of Notice to Affected Property Owners.

**IPB Matter # 01-41:**

**Application of James R. Gleason & Katherine  
Gleason for Final Subdivision Approval and  
Limited Site Plan Approval for property at  
115 South Broadway.**

Mr. Richard J. Blancato, Esq. represented the Applicant. This matter, a continuation, involves the proposed subdivision of a merged lot, in a Multi Family Residential District at the corner of East Clinton Avenue and Broadway, into two building lots, one of which currently has a house. Plans considered were: Final Subdivision Map prepared for James & Kathleen Gleason, by Charles Riley, Land Surveyor, dated July 31, 2001 last revised March 19, 2002 and Site Plan prepared for James & Kathleen Gleason, by Charles Riley, Land Surveyor, dated December 5, 2001, last revised March 19, 2002.

The Board opened the public hearing on this matter. The Applicant accepted previously agreed-upon conditions for setbacks and height, and said the plans will show the adjusted

setbacks, grading and drainage as requested by Mr. Mastromonaco. There were no comments from the public. The Board closed the public hearing.

The Board stipulated that the agreed-upon conditions be entered on the subdivision plat itself. On motion duly made and approved, the Board granted, in concept, Final Subdivision Plat and Limited Site Plan approval. Mr. Blancato indicated that he would prepare a Resolution detailing the approval, to be submitted prior to the Planning Board's May meeting for review and comment. Such Resolution would specify the terms by which the Board authorizes the Chairman and Secretary to sign the subdivision plat, including approval by the County Health Department.

**IPB Matter # 01-45:**

**Application of Larry & Ronna Rudolph for  
Site Development Plan Approval for  
Property at 56 Manor Pond Lane.**

Matthew Behrens, Architect, represented the Applicant. The Applicant is proposing to construct an additional wood deck at the rear of an existing single-family residence, as well as stone walls with steps. The Applicant had submitted a modified site plan entitled Expanded Deck, Rudolph Residence by Matthew Behrens dated September 18, 2001, sheet S-1, revised March 18, 2002. Mr. Behrens stated that the plans now indicated the location of trees on the property, and confirmed that the project posed no problems for the trees.

The Chairman opened the public hearing. There were no comments from the public. The Board closed the public hearing. The Board then determined that the application is for a proposed action that is a Type II Action under SEQRA.

After discussion, on motion duly made, seconded and unanimously approved, the Board granted modified Site Development Plan approval for this application.

**IPB Matter # 02-06:**

**Application of Scott Freiman & Alison Fine for  
Site Development Plan Approval for property at  
9 Hancock Place.**

Mr. Robert Reilly, Architect, represented the Applicant. Mr. Montgomery recused himself. This Application, previously heard at the March 2, 2002 Planning Board meeting, pertains to the proposed construction of a two-story addition to an existing single-family house.

The Chairman opened the public hearing. The Board confirmed that all issues raised by Mr. Mastromonaco in his memorandum of April 3, 2002 had been addressed. There were no comments from the public.

The Board closed the public hearing and took the following actions. The Board determined that the application is for a proposed action that is a Type II Action under SEQRA. It granted Site Development Plan Approval for plans entitled Freiman by R. Reilly, RA, revised February 20, 2002, three sheets.

**IPB Matter # 02-07:**

**Application of Arkady Selenow for Site  
Development Plan Approval for property  
at 32 Osceola Avenue.**

The Applicant was represented by Mr. Craig Studer, L.A. This Application pertains to the construction of an unenclosed swimming pool and spa as well as modification of an existing driveway and introduction of a second curb cut. The Board opened a public hearing.

Mr. Studer submitted a letter from the attorney responsible for the closing on the purchase of the property by Mr. Selenow, to document that there is no easement of record for the property. The Chairman requested that Mr. Sciarretta review the document. Mr. Studer also said a dry well on the property is necessary since indirect sewer connections are not permitted in Irvington. Mr. Marron said that argument is valid. The Chairman confirmed that there will be a fence five feet in height around the pool. There were no comments from the public, and the Board closed the public hearing.

The Board then determined that the application is for a proposed action which is a Type II Action under SEQRA. Subject to a review of the attorney's letter on easements by Mr. Sciarretta, the Board, upon motion duly made and seconded, unanimously granted Site Development Plan Approval for plans entitled Sellonow Residence by Studer Design Associates dated February 20, 2002 last revised April 3, 2002.

**IPB Matters #02-10 and 02-22:**

**Applications of Deena Goldsmith for Site  
Development Plan Approval for property at  
200 Cyrus Field Road.**

Mr. Harry N. Pharr, A.I.A., represented the Applicant. Matter #02-10 (which was previously heard at the March 6, 2002 Planning Board meeting) pertains to the proposed construction of a free-standing garage, while IPB Matter #02-22 was a new application to permit the construction of a porte cochere.

The Chairman noted that there are essentially two applications from this Applicant. With the concurrence of the Board, he stated that the two applications would be combined, particularly since there was no opposition or comment from the public. The Chairman, again with the concurrence of the Board, emphasized that the holding of the public hearing of these two applications must not be construed as a precedent for handling future applications. After confirming that appropriate public notifications had been provided, the Chairman opened a public hearing.

Mr. Pharr said the Applicant had obtained a letter from the Zoning Board of Appeals (ZBA #2002-08) that grants a variance necessary to pursue this project. The Chairman noted the ZBA's stipulation requiring screening with plantings. Mr. Marron said the plans should specify the height and number of trees, and that seven-foot-high trees will be acceptable. Mr. Pharr said that the intention is to plant eight-foot-tall trees.

The public hearing was closed and the Board then determined that the application is for a proposed action which is a Type II Action under SEQRA. Upon motion duly made and seconded, the Board unanimously granted Site Development Plan Approval for the combined Application. It approved (IPB #2002-10) Goldsmith Garage by Harry N. Pharr, RA, dated January 29, 2002 and (IPB #2002-22) Goldsmith Garage/Porte Cochere by Harry N. Pharr RA, dated March 11, 2002.

**IPB Matter # 02-04:**

**Application of Joseph DeMatteo for Site  
Development Plan Approval for Property at  
39 North Brook Lane.**

Mr. DeMatteo represented himself. This matter is a continuation. Mr. DeMatteo reviewed his progress in obtaining the required legal documentation to enable the transfer of property before he can submit a complete application seeking approval for the construction he has proposed. He contended that the agreements he had already obtained from a neighboring property owners would give him the benefit of an easement over that property.

Mr. Sciarretta and the Chairman emphasized that the Application would not be considered complete until the legal documentation detailing the conveyance has been submitted (bearing the signatures of all affected property owners), and the transfer has been filed with the County Land Records Office. The Board needs to be able to review the documentation, including the defined metes and bounds of what is being transferred.

Basically, this Application involves a two-step approval process: the first is the review of the proposed subdivision changes, with the second being a subsequent review of the proposed site plan. The review of the site plan can not be considered until the property has been through the subdivision process. This matter was continued.

**IPB Matter # 02-08:**

**Application of DeNardo Development Corp. for  
Site Development Plan Approval for property  
at 41 North Broadway.**

The Applicant was represented by Mr. Paul Petretti, P.E.L.S. The proposal is for the construction of a single-family dwelling on Lot 3 of the Mackie subdivision. This application was previously heard at the March 6, 2002 Planning Board meeting.

The Chairman opened the public hearing. The Chairman noted that Mr. Mastromonaco's memorandum of April 3, 2002 indicated he had no remaining issues. The Chairman also

cited a letter from the Environmental Conservation Board reiterating their previous comments with regard to potential drainage problems. Mr. Petretti said that he had changed the approach to drainage from what was considered at the time of subdivision approval, and now intends to use a larger retention facility. With respect to the ECB's concern about the driveway covering material, Mr. Marron said the type of material to be used is left to the discretion of the Applicant, under the Village Code.

The Chairman, with advice from Mr. Marron, confirmed that the height of the proposed structure meets Village requirements and is appropriate vis-à-vis neighboring houses. The Chairman asked Mr. Marron to work with Mr. Petretti to ensure proper design and placement of the pillars where the stone wall along Broadway is to be opened, in keeping with the requirements established at the time of subdivision approval.

Mr. Peter Oley, the Village Historian, asked about the design and location of the proposed house and the walls along Broadway. The Chairman noted that the Architectural Review Board will examine issues associated with the design, and that the opening of the wall along Broadway had been approved at the time of subdivision approval. He also requested additional plantings for screening on the Aqueduct side of the property, which the Applicant indicated was acceptable.

There were no further comments from the public. The Board closed the public hearing and took the following actions. It determined that SEQRA requirements had been addressed at the time of the subdivision, and that the application would otherwise be for a proposed action which is a Type II Action under SEQRA. Furthermore, it approved Lot 3 Mackie Subdivision, prepared for Joseph DeNardo by Paul J. Petretti, P.E.L.S. dated February 1, 2002, last revised April 3, 2002.

**IPB Matter # 02-14:**

**Application of Jack Dumas for Site Development  
Plan Approval for Property at One Circle Drive.**

Mr. Matthew Behrens, L.A., represented the Applicant. The Applicant is proposing to construct a deck addition and alterations to an existing single-family residence (primarily a raising of the roof), erect a new covered entrance landing and steps, and reconfigure the existing paved driveway and stone walks. Plans entitled Alteration, One Circle Drive by Matthew Behrens, RA dated March 18, 2002, four (4) sheets were submitted.

The Chairman said site development plan approval and a public hearing would be required since the affected property is on Broadway. Mr. Behrens said that his plans for the project had been modified since initially submitted to the Board to eliminate an element that would have necessitated a variance from the Zoning Board of Appeals. The revised plans will not extend the footprint of a non-conforming structure but only enlarge it vertically. Neither Mr. Marron nor Mr. Mastromonaco expressed concerns about the Application. The Board determined that the application was otherwise complete, and scheduled a public hearing for its May meeting. The Applicant indicated that they had

published for a public hearing for the April meeting; the Chairman said there would be no need for republication for the public hearing scheduled for the May meeting.

**IPB Matter # 02-16:**

**Application of Kevin McLoughlin for Site Development Plan Approval or Waiver for Property at 17 Meadowbrook Road.**

Mr. McLoughlin represented himself. The Applicant is proposing to erect a prefabricated shed. This property was the subject of a previous application before the Board for Site Development Plan Approval (IPB#2002-16).

Mr. Marron noted that a variance from the Zoning Board of Appeals would be required because the lot is a substandard lot for the 1-F 20 zone. The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. There were no comments from the public. The Board then determined that the application is for a proposed action which is a Type II action under SEQRA.

After discussion, on motion duly made seconded and unanimously approved, the Board then adopted the following Resolution:

**WHEREAS**, the Planning Board has determined in accordance with Section 224-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health, safety or general welfare, or have the effect of nullifying the intent and purpose of Site Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for Site Development Plan Approval subject to Zoning Board of Appeals granting a variance.

**IPB Matter # 02-17:**

**Application of William Riolo for Site Development Plan Approval for Property at 36 Park Avenue.**

Mr. and Mrs. Riolo appeared before the Board. The Applicant is proposing to construct additions and alterations to a single-family residence. Plans entitled Proposed Alteration and Addition to Riolo Residence by Norman DiChiara Architects, P.C., three sheets, dated November 6, 2000, were submitted.

The Applicants confirmed that they had obtained variances (see ZBA letter, dated May 31, 2001) for side-yard setback and lot coverage needed for this project. The Chairman said that the proposed drainage in the plan must be detailed to the satisfaction of the Building Inspector and the Village Engineer. The Board determined that the application was otherwise complete, and set a public hearing for its May 1 meeting. The Chairman indicated that re-noticing was not required.

**IPB Matter # 02-18:**

**Application of Curt & Sally Schade for Site Development Plan Approval for property at 41 Dogwood Lane.**

Mr. Schade appeared before the Board. This Application is for the construction of a deck at the rear of an existing single-family residence. Plans entitled Schade Residence Deck Addition, twelve sheets, prepared by Wayne M. Stricker, RA, dated November 26, 2001 were submitted.

The Applicant confirmed he had received the necessary approval from the Zoning Board of Appeals (see ZBA letter, dated February 26, 2002) for a variance from Village Code provisions for coverage, rear-yard setbacks and extension of a non-conformity.

The Chairman, with the Board's concurrence, stated that the application would be treated as a Request for Waiver of Site Development Plan Approval. There were no comments from the public. The Board then determined that the application is for a proposed action which is a Type II action under SEQRA.

After discussion, on motion duly made and unanimously approved, the Board then adopted the following Resolution:

**WHEREAS**, the Planning Board has determined in accordance with Section 224-71 of the Village Code that the proposed construction meets conditions which permit Site Development Plan Approval to be waived in that (1) special conditions peculiar to the site exist which make submission of information normally required as part of an application for Site Development Plan Approval inappropriate or unnecessary, including the facts that the proposed construction does not violate existing zoning, will not affect any environmental features or resources requiring protection, and will not require major site disturbance or removal of any significant trees, (2) that in these circumstances, to require strict compliance with the requirements for Site Development Plan Approval may cause extraordinary or unnecessary hardship; and (3) that the waiver of requirements for Site Development Plan Approval will not have detrimental effects on the public health, safety or general welfare, or have the effect of nullifying the intent and purpose of Site



Development Plan submission, the Official Map or Comprehensive Land Use Plan, or Zoning Ordinance of the Village of Irvington, or of any Local Law adopting or amending any of said Map, Plan or Ordinance, **NOW, THEREFORE**, the Planning Board hereby waives all requirements for Site Development Plan Approval for this Application.

**IPB Matter #02-20:**

**Amendment to an Application of David Zwiebel  
for Site Development Plan Approval for  
property at 23 Matthiessen Park.**

Mr. Arno Finkeldey and Mr. Earl Everett Ferguson, R.A., represented the Applicant. This application involves a modification of a site plan (IPB Matter #2000-04) approved April 5, 2000. This application is to legalize changes from approved plan. Plan entitled Coverage Calculations, Zwiebel Residence by Keane Coppelman Engineers, P.C. dated February 20, 2002, on sheet, was submitted.

The Chairman asked for clarification regarding the impact on trees shown on the site plan with the area of the patio, and in keeping with comments received from the Environmental Conservation Board. The Applicant indicated that the trees had already been removed as part of the prior application.

Mr. Roy Daly of 37 Matthiessen Park said he was concerned about drainage from the Applicant's property, which appeared to result in water in his basement. Mr. Marron stated that the Zwiebel property is not the cause of the problem and noted that a dry well and berm had been added to the Applicant's property. He noted that the catch basins in the private road might be clogged. The Chairman asked that the Applicant work with the owner of the road to resolve the problem. Also to be considered was the feasibility of hooking up the drainage system on the Zwiebel property to the Village stormwater system. This matter was continued.

**IPB Matter # 02-12:**

**Application of Heidi Leigh and Nicholas Leone  
for Site Plan Development Approval for  
property at 9 Dows Lane.**

The Applicant was represented by Mr. Julius Twyne, Jr., R.A. The Applicants are proposing to expand their residence by altering and extending a previous addition to their house by adding a stone-clad tower. Plans entitled Residence Addition/Alteration, 9 Dows Lane, by Julius Twyne, RA, dated March 16, 2002, twelve sheets, were submitted.

Mr. Twyne reviewed the history of the property and the proposed construction plans. The Chairman, together with Mr. Marron, raised various issues, and the Chairman cited concerns in Mr. Mastromonaco's memorandum of April 3, 2002 and a letter of April 2, 2002 from the Environmental Conservation Board. These issues and concerns included the height (in feet) of the proposed structure, the three-story structure exceeding the

Village's 2 ½ story limit, drainage, the effect of the project on trees, the need for a survey, a larger and clearer site plan, and coverage calculations.

Comments from the public generally voiced concern that the proposed design of the project would have a harmful impact on a structure of historic value to the Village, but there were also expressions of support or neutrality on the design. The Chairman said that the Applicant needs to reconsider the design of the project to conform to Zoning regulations or to seek a variance; the Board will need revised plans as well as the information noted above before it could consider taking any action on this matter. This matter was continued.

**IPB Matter # 02-15:**

**Application of RER Development for Site  
Development Plan Approval for Property at  
290 Riverview Road.**

The Applicant was represented by Mr. Emilio Escaladas, P.E., R.A. The Applicant is proposing to demolish an existing structure and construct a new single-family residence on the site, which is located on the access drive to the Village Water Tank. Plans submitted were Proposed Residence by Escaladas Associates dated March 20, 2002, four (4) sheets.

Mr. Escaladas reviewed the design of the project and its history, as well as the setback requirements for this corner property. He said he will review the documentation to verify that the Applicant's property has the right of access to and from the drive to the Village Water Tank. He stated that he will address all issues cited in Mr. Mastromonaco's memorandum of April 3, 2002, including drainage and sewer issues, and the letter of April 2, 2002 from the Environmental Conservation Board.

In response to a question from the public, the Chairman requested that the plan show the locations of adjoining houses, height on the front elevation and topography. He also asked that the proposed location of the residence be staked for inspection by the Board and other appropriate Village authorities prior to the next meeting, and that information on the easement be submitted to the Village Counsel as soon as possible. This matter was continued.

**IPB Matter # 02-21:**

**Application of Lisa Trencher and Karen  
Inghilterra for Site Development Plan Approval  
for Property at 6 Riverview Terrace.**

Mr. Eric Baker, R.A. represented the Applicants. The Applicants are proposing renovations and additions to an existing single-family residence. Plans entitled The Trencher Inghilterra Residence, dated March 20, 2002 by Eric Baker, Architect, eight sheets, were submitted.

The Chairman emphasized the need for more information on this Application. He and Mr. Marron said that the plan should provide a breakdown of the square footage for each part of the project. The Chairman also stated that the Board needs: more data to determine whether the plan will result in a three-story structure; details on grading and elevation; location of trees to determine which would be affected by the plan; provisions for drainage; and placement of utilities. He requested that all such data be placed on the site plan, and that the Applicants work with Mr. Marron to ensure proper completion of the plan. The Board agreed to hold a public hearing in May conditioned upon the receipt of the requested information.

**IPB Matter # 01-26:**

**Application of Danfor Realty for Subdivision  
Approval for property adjoining  
Harriman Road.**

Mr. Paul Petretti, Professional Engineer and Land Surveyor, represented the Applicant. This matter is a continuing application for preliminary subdivision layout and limited site plan approval of a seven-lot subdivision (2 lots of which are already improved).

Mr. Petretti said he had not received any responses to the Lead Agency Notification that had been previously distributed. He then updated the Board on his work on the plan for the property. Among other matters he noted were: his intention to widen to 22 feet the subdivision road that will lead into Park Road; his intention to create a temporary road to provide access to those who use Shady Lane while road construction was underway; and plans for sewers and drainage.

The Chairman said the Board needs to move ahead with the SEQRA process, and asked Mr. Sciarretta to continue to review the proper mechanism by which land at the corner of Park Road and Harriman Road could be conveyed to some other party. He also said that the use and width of Shady Lane need additional analysis, as does the impact of the project on trees. Mr. Steven Brennan of 16 Shady Lane expressed concern about both access to his property and safety as a result of this project. Mr. Petretti said one option was to widen Shady Lane near Harriman. The Chairman indicated that affected property owners, as well as other members of the public, could provide input on this and other matters to the Board by attending subsequent Planning Board meetings, in writing to the Board, or through meetings with Mr. Petretti.

The Board, upon motion duly made and seconded, unanimously voted to declare itself Lead Agency on this matter. Mr. Sciarretta was asked by the Chairman to work with Mr. Petretti to determine the issues to be addressed and to meet the need for further information on this Application. Mr. Petretti said he wants to meet with residents and address their concerns. The Board continued this matter.

**IPB Matter # 02-19:**

**Application of Geraldine McGowan-Hall for  
Site Development Plan for Property at**

**200 Mountain Road.**

Dr. Henry Hall appeared for the Applicant. The Applicant is proposing to install a drain in the existing driveway that would flow to the stream that crosses the property, and to close one of two driveway entrances.

The Chairman noted that perhaps this Application, which involves drainage problems, should be merged with the earlier Application made on this property, currently on the agenda as IPB Matter #02-11. This comment was made as it is difficult to separate the drainage element being presented in this request from the outstanding issues raised in the application for the construction of the proposed addition.

Mr. Hall said he is anxious to prevent water from running into his house and garage, and that this is already a serious problem for him. Mr. Mastromonaco's memorandum of April 3, 2002 indicated that the plans were not clear as to the nature or extent of the problem or the proposed drainage; additional clarification is needed. The Chairman also stated that proper notice had not been provided by the Applicant, that the present application was insufficient, and that the Board could not rely on information furnished under the separate Application made on IPB Matter #02-11 or its notification to affected property owners.

Mr. Marron said the Applicant needs to provide drainage calculations, and the Chairman asked Mr. Hall to work with Mr. Mastromonaco and Mr. Marron to submit a single Application integrating both of the current Applications. The Board continued this matter.

The Board then considered the following administrative matters:

- The Special Meeting for Westwood was confirmed for April 10, 2002 at 7:00 p.m.
- The next regular meeting of the Planning Board was scheduled for May 1, 2002.

There being no further business, the meeting was adjourned at 11:34 p.m.

Respectfully submitted,

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Walter Montgomery, Secretary